

Established 1962



COMMERCIAL REAL ESTATE



# CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

**FOR LEASE • CLARKSVILLE COMMERCE CENTER**

±21,000 Square Feet

Divisible to ±6,000 SF



## 1850 BUSINESS PARK DRIVE

CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE 37040

**Exclusively Listed By:**

**Hi Lewis**

(615) 345-7230

[hilewis@chco.com](mailto:hilewis@chco.com)

**Michael Augustine, CCIM**

(615) 345-7251

[maugustine@chco.com](mailto:maugustine@chco.com)

**JP Lowe, CCIM**

(615) 345-7212

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**Chas. Hawkins Co., Inc./CORFAC International**

776 Melrose Avenue Nashville, Tennessee  
615.256.3189 phone / 615.254.4026 facsimile

[www.chashawkins.com](http://www.chashawkins.com)

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## THE PROPERTY

- Total of ±21,000 SF
- Office Area: BTS
- Clear Heights: ±15' 10" -- ±20' 8"
- 25' x 40' Column Spacing
- 5 (10' h x 10' w) Dock Doors w/ Edge-O-Dock Levelers, Seals, Bumpers, Shelters and Dock Lights
- 4 (10' h x 10' w) Drive-In Doors
- Can Accommodate up to 3.5/1,000 SF
- Wet Sprinkler
- ±8.95 Acre Site
- Skylights
- 100% HVAC in ±22,500 SF Warehouse
- Metal Halide Lighting
- Built in 1989
- 3-Phase, 480 Volt Electrical Service
- Metal Construction
- Zoned M-1; Light Industrial
- Map 56A; Group A; Parcel 009.00
- 2010 Estimated Operating Expenses: \$1.50 / SF
- Lease Rate: \$6.00 N / SF

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### Suite 107

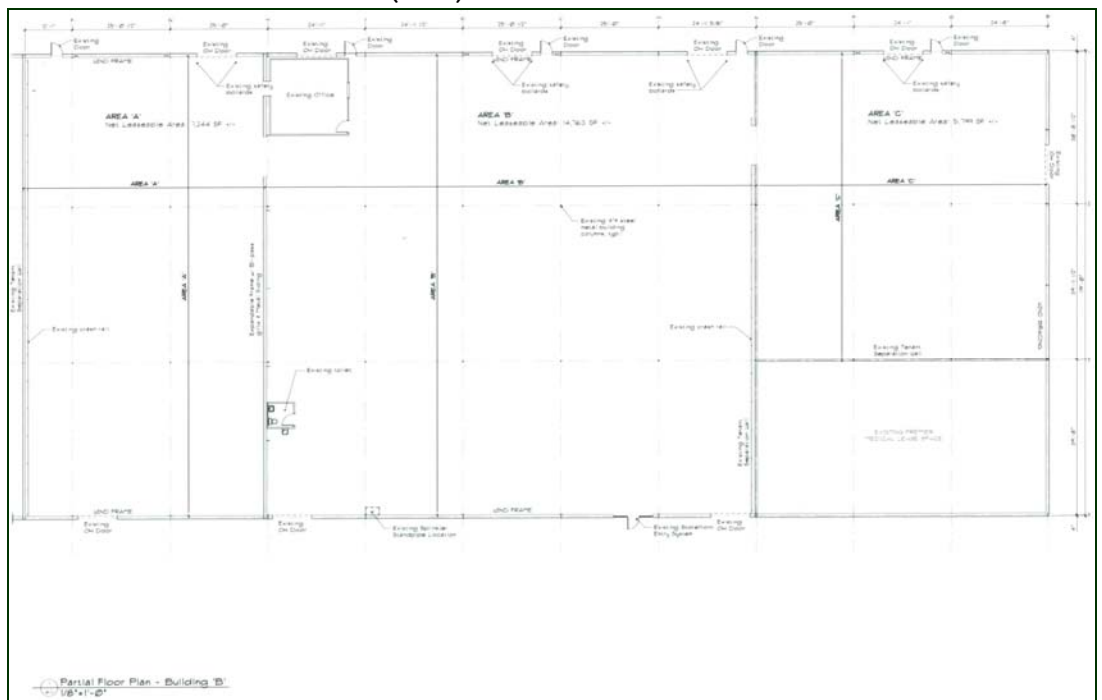
- ±6,000 SF
- BTS Office
- 25' x 40' Column Spacing
- 200 Amp, 3 Phase, 120/208 Volt Electrical Service
- Metal Halide Lighting
- Wet Sprinkler



### Suite 114 (A & B)

- ±22,500 SF
- BTS Office (Existing ±400 SF)
- Skylights
- Metal Halide Lighting
- 15' 10" – 20' 3" Clear Heights
- 25' x 40' Column Spacing
- 400 Amp, 3 Phase, 240 Volt Electrical Service

Suite 114 (A & B)



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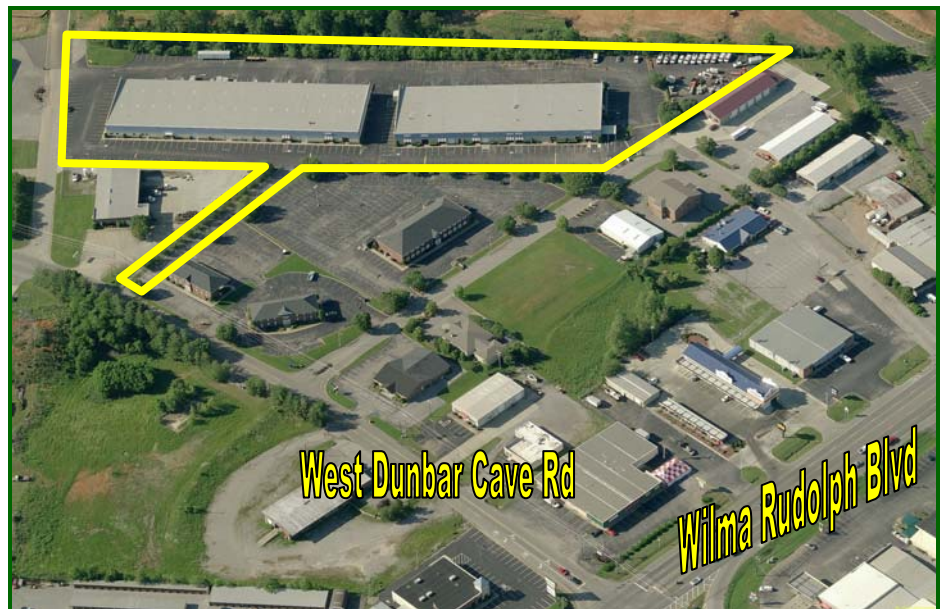
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## ECONOMICS

- Rental Rate: \$6.00 N / SF
- Estimated 2010 Operating Expenses: \$1.50 / SF